

FALES TINA D
27578 WEST 6TH AVE
HILLIARD, FL 32046

2025

08-3N-24-2380-0103-0180

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 100							0100	01	914	103.6260	103.63	94,718	1960	1960	0	0	0	23.25	76.75	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2005														Heated Area: 892				HX Base Yr 2005				Tax Group: 3		Tax Dist:					
Roof Cover		03	COMP SHNGL 100							The diagram shows a large rectangular lot with several smaller areas defined by lines. Dimensions are provided along the boundaries: top edge has segments of 32, 2, 7, and 20; right edge has segments of 7, 20, 6, 8, and 7; bottom edge has segments of 12, 12, 6, 12, and 6; left edge has segments of 22 and 12. Two specific areas are highlighted with blue text: "BAS 1993" in the upper central part and "FOP 1993" in a small rectangular area at the bottom center.														BUILDING MARKET VALUE		72,696													
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		0													
Interior Floo		14	CARPET 90																					TOTAL LAND VALUE - MARKET		61,250													
Interior Floo		08	SHT VINYL 10																					TOTAL MARKET VALUE		133,946													
Air Condition		01	NONE 100																					SOH/AGL Deduction		93,635													
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE		40,311													
Bedrooms			3 100																					TOTAL EXEMPTION VALUE		HX HB		25,000											
Bathrooms			1 100																					BASE TAXABLE VALUE		15,311													
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE		133,946													
Stories		1.	1. 100																					NCON VALUE		0													
Units			0 100							INCOME VALUE																													
BUD8 Adjustme		03	DIST HI 100							PREVIOUS YEAR MKT VALUE		121,780																											
Occupancy		00	NONE 100							The diagram shows a large rectangular lot with several smaller areas defined by lines. Dimensions are provided along the boundaries: top edge has segments of 32, 2, 7, and 20; right edge has segments of 7, 20, 6, 8, and 7; bottom edge has segments of 12, 12, 6, 12, and 6; left edge has segments of 22 and 12. Two specific areas are highlighted with blue text: "BAS 1993" in the upper central part and "FOP 1993" in a small rectangular area at the bottom center.																													
Quality		02	Quality Level 02																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				06																																
NEIGHBORHOOD/LOC		6001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS	892	100	1993	892		70,946																																	
FOP	72	30	1993	22		1,750																																	
TOTALS		964		914		72,696																																	
EXTRA FEATURES																								27578 W SIXTH AVE, HILLIARD										BLD DATE				LGL DATE	
										XF DATE				LAND DATE																									
										INC DATE				AG DATE																									
L N	OB/XF CODE	DESCRIPTION		BLD CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																					
LAND DESCRIPTION										TOTAL OB/XF 0																													
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000100	C	RES		100	0005	RM-4	175.00	125.00	175.00	FF		1.00	1.00	1.00	350.00	350.00	61,250																					
REVIEW DATE	05/12/2019		BY	KBA	Total Acres: 0.00		Total Land Value: 61,250		Market: 0		Agricultural: 0		Common: 61,250		PRINTED 07/30/2025 BY SYS																								